



Mabe Burnthouse

A suburb detached bungalow
Popular residential location with super views
UPVC double glazing and gas central heating
Two well appointed bedrooms (one with en-suite)
Spacious Lounge with patio doors onto decking area
Fitted kitchen/breakfast room
Integral garage and driveway parking for several vehicles
Fabulous large sun terrace, well stocked mature gardens
Being sold with 'no onward chain'
Viewing highly recommended

Guide £300,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7142



An ideal opportunity to own this suburb two bedroom detached bungalow which is set in a sought after location in the popular village of Mabe, near Penryn, enjoying fine south facing views across countryside opposite and down to Penryn and the Carrick Roads in the distance.

The bungalow is well appointed and offers bright well proportioned accommodation which enjoys plenty of natural light and has neutral light decor and tones. The accommodation comprises; entrance porch, hallway to lounge, fitted kitchen, dining room, two double bedrooms (one with en-suite), bathroom and shower. Outside the property there is a garage with a roller door, mature gardens both front and rear and useful under floor cellar storage areas.

The village of Mabe is well served with local amenities, including a convenience store with sub post office and off licence, hairdressers, village hall, primary school, community centre and on the outskirts of the village, Argal Dam with fishing, outdoor adventure playground for children and a delightful walk through around the reservoir. Falmouth University (Tremough Campus) is in easy walking distance and there are good transport links by road to the surrounding towns of Penryn, Falmouth and the Cathedral City of Truro.

As sole agents we thoroughly recommend an immediate viewing to secure this lovely, detached bungalow.

THE ACCOMMODATION COMPRISES

UPVC double glazed front door with leaded light insert to the entrance hall.

BEDROOM TWO 3.61m (11'10") x 3.17m (10'5")

With UPVC double glazed windows overlooking the front elevation, carpets, central ceiling pendant light, radiator, wood panelled door.



DINING AREA 3.61m (11'10") x 2.87m (9'5")

With UPVC double glazed window overlooking the front elevation, radiator, carpet and wall lights, stairs leading into a loft conversion with louvre doors for access.



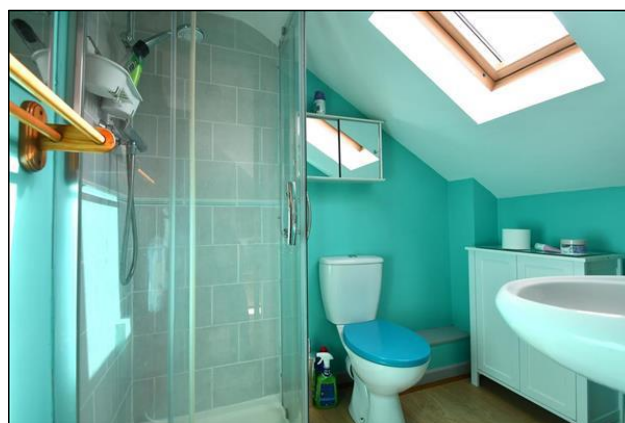
BEDROOM ONE 4.57m (15'0") x 2.72m (8'11")

With far reaching views, wall lights, UPVC double glazed windows, useful storage cupboards, radiator with smoke alarm fitted wardrobes.



EN-SUITE 2.11m (6'11") x 1.50m (4'11")

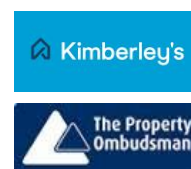
With laminate flooring and Velux window. Fitted with a white suite comprising; low level WC, wash hand basin with hot and cold chrome taps, ladder style towel rail with vanity mirror and separate shower with tray and glass doors.



HALLWAY

With carpet, pendant ceiling light, handrail and steps leading down to:

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



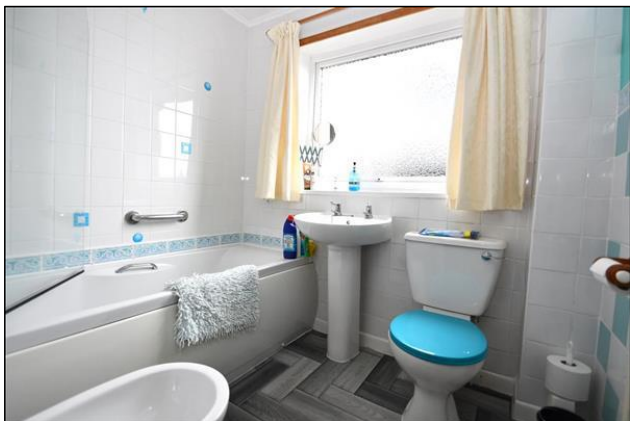
LOUNGE 4.83m (15'10") x 3.17m (10'5")

With a focal point fireplace, central ceiling pendant light, radiator, carpet and patio doors leading on to a decked area with views to College Reservoir and countryside.



BATHROOM

Access through a wooden door, UPVC frosted double glazed windows. Fitted with a four-piece suite comprising; low level WC, a bath with electric Myra shower over, bidet, wash hand basin with hot and cold chrome mixer taps,, ladder style towel rail, laminate flooring, extractor fan, airing cupboard with a small radiator which is useful for coats, shoes and ironing board.



KITCHEN 3.76m (12'4") x 2.44m (8'0")

Well equipped with matching wall and base units, roll top work surfaces, single stainless steel drainer sink unit with mixer taps, plumbing for washing machine, space for a fridge freezer, vinyl flooring, UPVC double glazed windows enjoying far reaching views to the countryside and reservoir. UPVC double glazed door leading to the rear gardens.



OUTSIDE

To the front, the gardens have shaped and raised lawns with well stocked flower beds with a variety of plants and shrubs and a driveway providing parking for several cars. To the rear, the garden comprises of lawned areas, paved concrete patio area, decked area and well stocked flower borders with plants and shrubs. There is an external cellar, shed, pond and pedestrian access at the rear of the garden leading onto Antron Hill.



GARAGE

With light and power and a boiler which has been regularly serviced.

COUNCIL TAX BAND C

SERVICES Mains electricity, gas, water and drainage.



MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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